



Moonee Valley Racecourse
Redevelopment
Community Reference Group
CMP meeting
9 September 2020



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Agenda

1. Q&A presentation on the Construction Management Plan for Stage A – Feehan Row, Moonee Valley Park



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Traffic and Access

Two routes are shown with the main route being in/out through Dean Street. The alternative route is Wilson Street. Therefore, what triggers the use of the Alternative Route?

To assist during busy construction periods, or if McPherson St is unavailable.

Currently a PTV bus forces one-way traffic as it goes between Thomas Street and Fanny Street. It doesn't seem feasible to have two-way 19m truck traffic on this street. Can you advise if Wilson Street is feasible for both ingress and egress?

Yes, however this needs to be in accordance with the Endorsed CMP – ie 19m trucks not permitted to use Alternate Route.

How and when will residents along the alternative route be notified of its intended use?

A contractor can use the Alternate Route in accordance with the Endorsed CMP, as required. There is no notification process required under the CMP.



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Traffic and Access

On reading the Traffic and Access section it is not 100% clear whether there will always be an open footpath in McPherson St. Footpath closures can only be granted by Council.

How will it be ensured that there is accessibility on one side of the road at all times or at least in the am and pm school access times?

This is determined by Council, through the permit process. We presume if a footpath is required to be closed, then Traffic Management personnel will be required to manage pedestrians on the footpath.

It needs to be noted that the route is used by school students to go to school and to travel home (Covid-19 permitting).

This is understood and appreciated.

McPherson St is a major alternative route to Mt Alexander Rd in the am and pm peak periods. Will the road closure signage be located as far back as Albion and Buckley Streets to avoid vehicles accessing McPherson St only to find they can't complete their journey?

All road closures requests are submitted to Council. As part of the submissions, Contractors are required to prepare a Traffic Management Plan (TMP) for assessment. The TMP addresses all the details regarding the requirement for signage.

Council Traffic Management Engineers address each situation and set requirements accordingly.

Traffic and Access

CMP Extract

Truck Staging: 2.7.2 - Truck staging areas, if required, are to be on main roads in a legal standing area to avoid congestion in the immediate vicinity of the site whilst other trucks are unloading. Can you identify where you are advising trucks of the location of the truck staging area

The Contractor provides the Sub-Contractor (Tier 1 in this instance) managing the drivers a copy of the Endorsed CMP which outlines the requirements – staging is to occur on main roads or within project site area.

Where on the approved routes are the trucks allowed to park/wait?

Trucks are allowed to wait on Arterial roads.

It also mentions in 2.7.4 - Ensure trucks are not staged on local roads surrounding the site. Trucks are to be staged within the project site and/or in accordance with parking restrictions. Can you confirm what this means with respect to parking restrictions?

This means Local Council street signage – ie. No Stopping zones, or Permit Parking zones.



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Traffic and Access

The endorsed CMP refers to main roads. Is Wilson St a main road or is it Pascoe Vale Road - can you advise what is a the definition of main road?

The majority of Victoria's traffic is carried on freeways and arterial roads, these roads provide the principal routes for the movement of people and goods. Freeways and arterial roads are managed by VicRoads, whilst local municipal roads are managed by Council. Pascoe Vale Road, Mount Alexander Rd and Ascot Vale Rd are all arterial roads.



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Traffic and Access

2.7.3 - It is anticipated that there will be approximately 25-30 vehicle movements per working day at the peak of the project (with both buildings under construction), except for concrete pour days which may see vehicle movements in the range of 30-40 per day per building. Doing the maths - can you advise the maximum number of concrete trucks you see arriving on peak days?

A Contractor needs to adhere to requirements within the Endorsed CMP. There are a few variables that affect truck numbers – weather, traffic conditions, concrete availability, pour size etc. We cannot confirm the maximum number of concrete trucks on peak days given variables.

Access gates - Two (2) site access gates are to be provided along the eastern boundary (Gate 2 & 3) and one (1) access gate is to be provided along the southern boundary of the site (Gate 4) and will be utilised as required - Can you identify these more clearly on the map please.

We will update the map and post on the community website.



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Parking

Is there is a plan for how many trades vehicles can be accommodated onsite.

This varies during construction.

If parking isn't available in the immediate construction compound, then the Moonee Valley Racecourse infield is available = lots of parking spaces.

Can Pattinson St entrance be opened up by the Club for vehicular access to infield for parking?

The Pattinson Street gate (Gate 6) has been deliberately closed to refrain traffic (both vehicular and pedestrian) travelling through the venue during COVID restrictions.

It is imperative that we limit the number of bodies travelling through the venue given the current climate.



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Roads

The Environmental Management Plan says “If required, roads are to be swept down, not washed, as to prevent soil being washed into the drainage system.” What is the criteria for having the roads swept?

During construction where stages that have soil risk, a street sweeper will be used regularly to clean roads. We expect this will be monitored closely by Council.

Additionally, during these stages, the Contractor also uses other measures to minimise dirt entering roads - rumble grids & wheel washing.



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Environmental

When is the Asbestos (turnstiles) scheduled to be removed? Can the builder notify residents when that occurs?

At this stage we are unable to advise the timing of the removal. This scope is part of the next phase of Stage A – anticipated to commence next year.

In reference to Section 5.2 - If an environmental audit has not been conducted, how have you confirmed the ground is not contaminated?

The Planning Permit conditions did not require an Environmental Audit, however we have conducted a soil classification investigation with a certified environmental practitioner who provided advice regarding the soil profile.



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Noise

Construction noise is specified to not start before 7am Monday - Friday and before 9am Saturday. Does this include idling trucks waiting to access the site at 7am/9am in side streets?

Construction noise is governed by the EPA & Council guidelines. All vehicles are required to adhere to EPA guidelines. Construction vehicle noise can be reported to Council.



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Dust

What constitutes sufficient dust? Is there a measure or is it a personal assessment of the site supervisor?

Judgement using best practice by companies involved with soil management (by both Contractor & Sub-Contractor). Contractors use water trucks with sprayers & hoses. *To date, we have found that the soil on site becomes quite clay like quickly which doesn't cause dust.*

Should it be necessary for trucks to travel on the alternative route past the primary school, what measures will be taken to ensure that dust of any sort does not blow across the school site from any of these trucks?

Truck tippers use a tarp that covers the contents. Trucks can be fined if they over stack their tippers.

During construction how will the child care centre be protected from dust in the playground?

Contractors use water trucks with sprayers & hoses. Hamton & Camillo are in regular contact with the Child Care Centre operators, Think.



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Communication

A newsletter is mentioned – how will it be distributed? How widely?

Resident's letters are dropped in mailboxes in accordance with Council's notification requirements (includes a plan outlining every address required).

Hamton also upload Letters onto The Valley of Tomorrow website:

<https://thevalleytomorrow.com.au/news/>

Notifying residents - Out of hours permits 2.3.2. “Out of Hours all affected stakeholders will be notified in writing.”

Can you confirm who will be notified and where can we find these permits.

A Contractor requests a Permit from Council. If granted, the Contractor will be required to follow the permit conditions.

Council to advise notification of other parties.



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Communication

Letter to resident relating to works. The letter indicates the site address as being 2B McPherson St. Could it also include MVRC (Moonee Valley Racing Club) after the address to make it completely clear to whoever is reading the letter where the location is?

Please refer below an extract from latest Resident's Letter which references MVRC (which can be found on The Valley of Tomorrow website):



'FEEHAN ROW' – MVRC Stage A Townhouses

**NOTIFICATION OF CONSTRUCTION
COMMENCEMENT**

Dear Local Resident,

RE: 'FEEHAN ROW' – MVRC Stage A Townhouses – Notice of Commencement

We are writing as a courtesy to advise you that the construction of 'Feehan Row' Stage A Townhouses at Moonee Valley Racecourse is due to commence in August 2020.

Communication

In the information you provide can you confirm the two contact numbers - one for the developer after hours and one for Council after hours ie to make contact if there are any issues with out of hours permits and early noise.

The onsite contact number is 0424 258 941 and the Council is 03 9243 8888. All emails can be directed to mpcommunity@hamton.com.au

Out of hours permits - Can these also be notified on the project website. Council often get complaints when out of hours permits are granted and people aren't aware and so they wonder why people are onsite.

We will endeavour to upload these permits as soon as we can. Please refer to the Project Update section for all construction updates.

When construction time frames are firmed up, can this information be posted on project website and amended as anything varies.

Yes, please refer to the Project Update section for all construction updates



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Dilapidation

What action has been taken to photograph & record all the houses close to the development to ensure any cracking or damage is acknowledged & rectified post build?

A detailed Dilapidation Report has been prepared in accordance with Council requirements, by a professional dilapidation survey company. The report covers McPherson St – from Dean St to Thomas St. Houses are not deemed to be impacted by Stage A construction.



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Thank You



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